



19 Eskside West, MUSSELBURGH, EH21 6PL

www.mcdougallmcqueen.co.uk



Situated by the River Esk, this two public room, three bedroom double upper villa has an idyllic setting in Musselburgh within easy reach of amenities, schools, and transport links. As viewing will confirm, all rooms are of generous proportions with high ceilings and an extraordinary amount of useful storage. Set over two levels, entrance is on the ground floor with carpeted stairs leading to the first floor where we have a large lounge with a triple window formation giving a stunning view of the River Esk and a fireplace giving a lovely focal point to the room. The dining room is situated to the rear and would also make a perfect 2nd family room. The kitchen is in good order and with a good range of storage units, space for cooker and washing machine and fridge freezer. Bedroom 2 is of excellent proportions and positioned to the front of the property and as with the lounge, has a stunning outlook. Bedroom 3 is located at the rear and would fit a double bed however a single bed is more comfortable. Modern shower room with large walk in shower with glazed shower screen and window giving natural light. on this level are two large walk in storage cupboards. On the upper level is Bedroom 1 which as viewing will confirm is of excellent proportions and four large walk in storage cupboards, 2 of which gives further access to the eaves giving even more storage. There is potential for this room to be remodelled to accommodate an en-suite (subject to consents). Externally here is a large secure storage cupboard (ideal bike store) and unlimited on street parking.

- Spacious double upper set in desirable location
- Spacious lounge with stunning river views
- Dining Room, Kitchen and Bathroom
- 3 Generous bedrooms; fantastic storage throughout
- Ample on street parking and external storage
- Close proximity to excellent amenities



Location

Approximately six miles east of Edinburgh city centre on the picturesque East Lothian coastline, Musselburgh, with its seafront promenade, quaint harbour and sandy beach, offers an idyllic small-town lifestyle within easy striking distance of the capital. The thriving high street is lined with a vibrant blend of local businesses and retailers, which are supplemented by a choice of major supermarkets, plus extensive retail outlets at nearby Fort Kinnaird. In addition to fantastic sailing and water sports, residents of Musselburgh enjoy a wealth of outdoor activities right on their doorstep, including strolls or cycles along the scenic River Esk, or a relaxed round of golf at historic Musselburgh Links, which is recognised as one of the oldest golf courses in the world. Other sport and leisure highlights include Musselburgh Racecourse, which hosts regular fixtures throughout the year, as well as The Brunton Theatre. The property falls within the catchment area for excellent state schools, with private schooling also available at prestigious Loretto School. The town is served by regular bus and rail links into Edinburgh and across East Lothian, and also benefits from convenient access to the A1 and Edinburgh City Bypass.

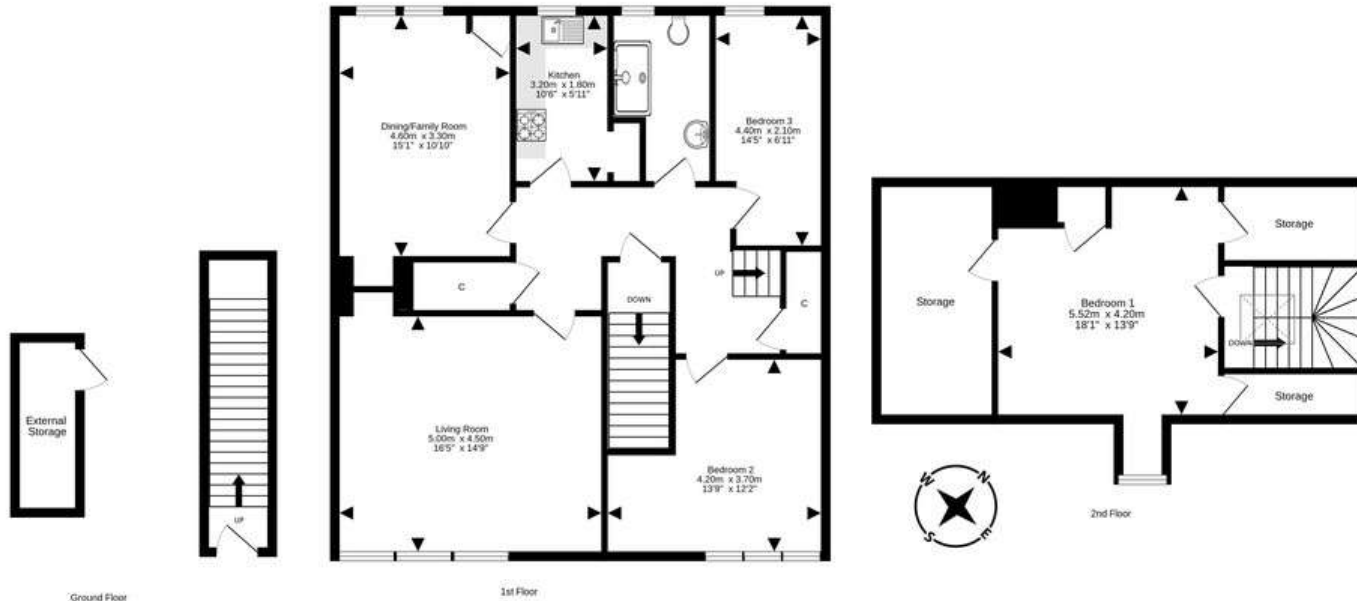
Extras

Included in the sale are kitchen white goods, window coverings and some items of furniture by separate negotiation

Price & Viewing

For price and viewing information or further details on this property please contact Sylvia 07590 041169

EPC Band - F



For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser. Made with Metropix ©2024



Penicuik Office: 20 High Street | Penicuik | EH26 8HW T: 0131 240 3818 F: 01968 676546
 Bruntsfield Office: 103-105 Bruntsfield Place | Edinburgh | EH10 4EQ T: 0131 228 1926 F: 0131 228 9193

E: property@mcdougallmcqueen.co.uk
www.mcdougallmcqueen.co.uk

Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller. The working order of appliances will not be warranted.

